



FOR SALE

\$2,100,000

MORGAN'S PLAZA

3316 Highway 365 • Nederland, Texas 77627
COMMERCIAL INVESTMENT PROPERTY • FOR SALE

INVESTMENT OPPORTUNITY

Stabilized • Fully Occupied • Long-Term Tenants

100% OCCUPIED

5 LONG-TERM TENANTS

HWY 365 FRONTAGE

\$198,000+

GROSS ANNUAL INCOME

~\$57,000

ANNUAL GROSS EXPENSES

~\$141,000

NET OPERATING INCOME

~\$16,500

MONTHLY RENT ROLL

INVESTMENT OVERVIEW

Morgan's Plaza is a fully stabilized retail strip center offering a compelling turnkey investment in Nederland's premier commercial corridor. Positioned on high-traffic Highway 365 — directly across from Central Mall — the property benefits from exceptional co-tenancy, constant regional foot traffic, and outstanding street visibility.

100% occupied with five long-term tenants spanning personal services, shipping, dining, and wellness, the center delivers natural revenue diversification and immediate, consistent cash flow with minimal overhead.

Surrounding nationals include Raising Cane's, TJ Maxx, Dillard's, and Mathews Jewelers — confirming the strength of this dominant Southeast Texas retail corridor.

PROPERTY DETAILS

Address:	3316 Highway 365, Nederland TX 77627
Occupancy:	100% (5 of 5 units leased)
Tenants:	Zen Nail & Spa The UPS Store La-Vie Salon CDL Mollies
Traffic:	Hwy 365 — high-volume corridor
Proximity:	Directly across from Central Mall
Parking:	Abundant on-site, ADA compliant
Roof:	Standing-seam metal — excellent condition
Daily Traffic Count	Approx 28,000 per TxDOT

ZEN NAIL & SPA

THE UPS STORE

LA-VIE SALON

Mollie's Boutique

CDL Fitness

For more information contact **Jon Carona** | 409.474.1090

All financial data is approximate. Buyers to verify all information independently prior to closing.



FINANCIAL SUMMARY

Gross Annual Rent Income	\$198,000+
Annual Gross Expenses	~\$57,000
Net Operating Income	~\$141,000
Monthly Rent Roll	~\$16,500
Occupancy Rate	100%
Number of Tenants	5 Long-Term

WHY INVEST IN MORGAN'S PLAZA?

- Prime Location:**
 Hwy 365 frontage — one of SE Texas's highest-traffic retail corridors.
- Co-Tenancy Boost:**
 Directly across from Central Mall; benefits from regional anchor traffic.
- Low Management:**
 Stabilized asset with minimal landlord obligations — ideal passive income.
- Zero Vacancy Risk:**
 100% occupancy with 5 established long-term tenants in diverse categories.
- Strong Cash Flow:**
 ~\$141K NOI annually with gross rents exceeding \$198K on a low expense base.
- Proven Demand:**
 Surrounded by nationals: Raising Cane's, TJ Maxx, Dillard's & more.